



Legislation Text

File #: 21-4387, **Version:** 1

Public Hearing and Consideration of a Request for a Specific Use Permit for a Gasoline Service Station on Approximately 1.483 Acres Known as Lot 1, Block 2, Newport Addition, Located at 2919 N. Main St.; Cody Brooks of Bannister Engineering, LLC (engineer), Jack Romigh of Knight Group Architects (Architect), and Mark Feuling of Turnkey Construction and Development Group (Developer) on Behalf of Akram H. Chowdhury (Owner) (SUP#20-006)

To consider the subject specific use permit request.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing on September 7, 2021 and voted 6-0-1 (Goodwin absent) to table consideration until October 4, 2021 to allow the applicant more time to work with staff to revise the architectural elevations.

On October 4, 2021, the Planning and Zoning Commission voted 7-0 to table consideration until October 18, 2021 to allow the applicant additional time to revise the architectural elevations based on discussions with staff.

On October 18, 2021, the Planning and Zoning Commission continued the public hearing and voted 6-1 (with Gilmore voting no) to recommend approval as presented. One nearby property owner submitted a letter of opposition. Some of the commissioners complimented the applicant for collaborating with staff in improving the architectural design of the building. In addition, there was discussion regarding access, circulation, potential tenants, community space, lighting, signage, and the timing of Phase 2. The Planning and Zoning Commission also recommended that staff follow up with the property owner in opposition to the applicant's request. The property owner remains in opposition and submitted additional correspondence.

The applicant has revised the plans to remove the canopy over the drive aisle that previously connected the building to the fuel pump canopy, as well as show the outdoor seating area to be provided on the west side of the convenience store with Phase 1.

Staff Recommendation

Staff recommends approval.

Future Land Use designation: Sub-Area 1

Existing Use: Vacant land

Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:

North - Vacant land, C-2, Community Business District

South - Turner Warnell Road (a discount store across the street, also located in C-2, Community Business District)

East - North Main Street (Business U.S. 287); gas station across the street, and located in the City of Arlington

West - Gertie Barrett Road; (a church across the street, also located in PR, Pre-Development District)

Thoroughfare Plan Specification:

North Main Street (Business U.S. 287) - major arterial (four-lane divided)

Turner Warnell Road - minor collector (three-lane undivided)

Gertie Barrett Road - minor collector (three-lane undivided)

Comments and Considerations

The subject property consists of 1.483 acres of vacant land bounded on the north by Turner Warnell Road, on the west by North Main Street (Business U.S. 287), and on the east by Gertie Barrett Road. The applicant is requesting a Specific Use Permit to develop a gasoline service station, which will also include a convenience store, office space, and supportive retail space.

Site Plan

The site will be developed in two phases. Phase 1, situated on the eastern portion of the property, will include a two-story building with a 3,150 sq. ft. convenience store on the first floor and a 1,100 sq. ft. office on the second floor. A detached fuel pump canopy with 12 fueling stations will be located on the east side of the building (facing North Main Street). The trash enclosure will be located on the north side of the building; the trash enclosure and all equipment will be screened in accordance with the City's Code of Ordinances. In addition, it is noted that there will be no outside storage of materials or vehicles on the property.

Phase 2, situated on the western portion of the site, will include a one-story building with 7,344 sq. ft. of retail space. This building is anticipated to be attached by a common wall with the convenience store/office building in Phase 1.

For both phases, the site will include a total of 52 parking spaces. There will be sidewalks provided along the perimeter of the building and outdoor seating areas.

Access and Circulation

One of the access points will be provided from Turner Warnell Road. Additional access points will be provided from Gertie Barrett Road and North Main Street (Business U.S. 287) through the property to the north. The access to Gertie Barrett will temporarily use asphalt paving until such time that the property to the north develops. Two-way access will be provided on the west, south, and east sides of the building. Due to site constraints, one-way access will be provided around the south and east sides of the fuel pump canopy.

The 52 total parking spaces to be provided meets the Zoning Ordinance requirements for the different mix of uses (e.g., 1 space per 200 sq. ft. for service station uses, 1 space per 100 sq. ft. for eating places, 1 space per 300 sq. ft. for office uses, and 1 space per 250 sq. ft. for the first 3,000 sq. ft. of retail uses, and 1 space per 300 sq. ft. for the additional retail area beyond 3,000 sq. ft.). Initially, 26 parking spaces will be provided with Phase 1 to accommodate the mix of uses and the size of the enclosed spaces in that phase. In the future, 26 parking spaces will be provided in Phase 2 to accommodate permitted commercial uses.

Sidewalks will be provided around the building to provide access to the building from the parking

spaces, as well as access to the trash enclosure. Sidewalks are not proposed along the surrounding roadways.

Floor Plans, Elevations, and Perspectives

For Phase 1, the floor plans and interior perspectives show a convenience store with accessory kitchen and eating area and a small office on the second floor. The proposed elevations and exterior perspectives show that the building will be predominantly clad in brick and stone, with metal used as an accent material. Phase 1 will be 86.2% masonry and Phase 2 will be 92.2% masonry. A stone base with water table will define the lower portion of the building. The middle portions of the building will be articulated by windows and metal awnings; many of the windows that don't include awnings will include cast stone headers and sills. In addition, most of the upper-story windows are sized and aligned with the first-floor windows to provide a more unified appearance. Raised parapets and a strong decorative cornice treatment are intended to enhance the upper portion of the building. The corners of the building are well-defined by tower treatments and the building is also horizontally articulated by various recesses and projections to stimulate visual interest. The entrance to the convenience store is located at the most prominent corner of the building and will also include awnings over the entrance. The fuel pump canopy will be metal with brick and stone columns. A low stone wall to match the building will accent the patio area on the west side of the building and the trash enclosure will also be constructed of stone and will include metal gates.

Landscaping and Screening

Landscaping proposed for the site includes canopy trees in the required 20' landscape setbacks along Gertie Barrett Road, Turner Warnell Road, and North Main Street (Business US 287); the canopy trees along North Main Street and a portion of Turner Warnell Road will be placed in a detention/flood storage basin in front of a 1.5' - 2' tall retaining wall. Canopy trees will also be provided in the landscape buffer along the north property line. Trees will be provided in the parking lot islands and all parking areas and drive aisles will be screened from street frontages by dense evergreen shrubs. Foundation plantings will accent the west and east sides of the building, as well as the outdoor seating areas. Shrubs will accent the monument sign and screen the north side of the trash enclosure.

Signage

The plans specify that all signage will comply with the regulations applicable to C-2, Community Business District. A sign plan has been provided, showing the monument signage and wall signage planned for the development. A monument sign that adheres to the standard requirements will be provided at the entrance off Turner Warnell Road; the monument sign will also include an electronic message center sign that is less than 50% of the sign area in compliance with the City's regulations for electronic message centers. Wall signs will be provided on the front of each business, with the corner retail business to be allowed an additional wall sign on the elevation facing Gertie Barrett Road as allowed by the City's signage regulations. The convenience store/office building will include signage on south and east elevations, while the fuel pump canopy will include signage on the north, south, and east elevations.

Land Use Plan

In the City's Land Use Plan, this property is located in Sub-Area 1. Recommendations for this area note that any commercial development should be limited in size and scope, may be required to make road improvements, and should be focused at the intersections of thoroughfares identified as arterials/collectors. Furthermore, it recommends rehabilitating and revitalizing North Main Street as a

primary entrance into the City. In the Commercial Land Use Goals and Strategies, one of the strategies identified is to ensure that the development standards for non-residential uses along major corridors are elevated to ensure a positive visual perception of Mansfield is projected to citizens and visitors.

Summary

The subject property is located in the C-2, Community Business District, which allows for a gasoline service station with the approval of a Specific Use Permit. The site planning, landscaping, engineering, and architecture set high standards for non-residential development at a key gateway into the City --- which is in accordance with Land Use Plan recommendations. In addition, the signage has been reduced to adhere to the City's signage regulations. With the property's position at a well-traveled intersection surrounded by commercial zoning and uses, the construction and operation of a gas station use is appropriate for this location and compatible with existing and future development patterns. High-quality architecture in concert with thoughtful site planning and landscaping will help to set a higher standard for the development of the remainder of the tract, ignite redevelopment, and elevate visual the prominence of this key entrance to the City.

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